| 131.0 | 0002 | 0019.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,109,000 / 1,109,000 |
| | | | | | USE VALUE: | 1,109,000 / 1,109,000 |
| | | | | | ASSESSED: | 1,109,000 / 1,109,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 8 | | IRVING ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | AKRIVOULIS CHRISTOS/ETAL |
| Owner 2: | AKRIVOULIS GLIKERIA |
| Owner 3: | |
| Street 1: | 41 COUNTRY CORNERS ROAD |
| Street 2: | |
| Twn/City: | WAYLAND |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 01778 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 8,031 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2981 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 8031.000 | 514,200 | | 594,800 | 1,109,000 |
| Total Card | 0.184 | 514,200 | | 594,800 | 1,109,000 |
| Total Parcel | 0.184 | 514,200 | | 594,800 | 1,109,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.02 | /Parcel: 372.0

## Legal Description

## User Acct

84456

## GIS Ref

## GIS Ref

## Insp Date

04/23/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 131.0-0002-0019.0

!10255!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 514,400 | 0 | 8,031. | 594,800 | 1,109,200 | 1,109,200 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 396,800 | 0 | 8,031. | 627,900 | 1,024,700 | 1,024,700 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 396,300 | 0 | 8,031. | 462,700 | 859,000 | 859,000 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 371,600 | 0 | 8,031. | 442,800 | 814,400 | 814,400 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 371,600 | 0 | 8,031. | 409,800 | 781,400 | 781,400 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 331,100 | 0 | 8,031. | 343,700 | 674,800 | 674,800 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 331,100 | 0 | 8,031. | 335,800 | 666,900 | 666,900 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 344,500 | 0 | 8,031. | 319,900 | 664,400 | 664,400 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:35:02 |

## LAST REV

| Date | Time |
|---|---|
| 04/30/18 | 08:35:46 |

ekelly

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 84456 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10255

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HICKEY RICHARD/ | 25121-266 | | 1/13/1995 | | 237,500 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/23/2018 | MEAS&NOTICE | BS | Barbara S |
| 4/1/2009 | Missed Appt. | 345 | PATRIOT |
| 2/11/2009 | Measured | 372 | PATRIOT |
| 11/8/1999 | Meas/Inspect | 243 | PATRIOT |
| 7/11/1992 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 8031 | | Sq. Ft. | Site | | 0 | 90. | 0.82 | 10 | | | | | | | | | 594,834 | | | | | | 594,800 | |

Total AC/HA: 0.18437 | Total SF/SM: 8031 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 594,834 | Spl Credit | Total: 594,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1923 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.00223076 |
| Const Adj.: | 0.97029907 |
| Adj $ / SQ: | 165.319 |
| Other Features: | 120000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 698617 |
| Depreciation: | 184435 |
| Depreciated Total: | 514182 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 6 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

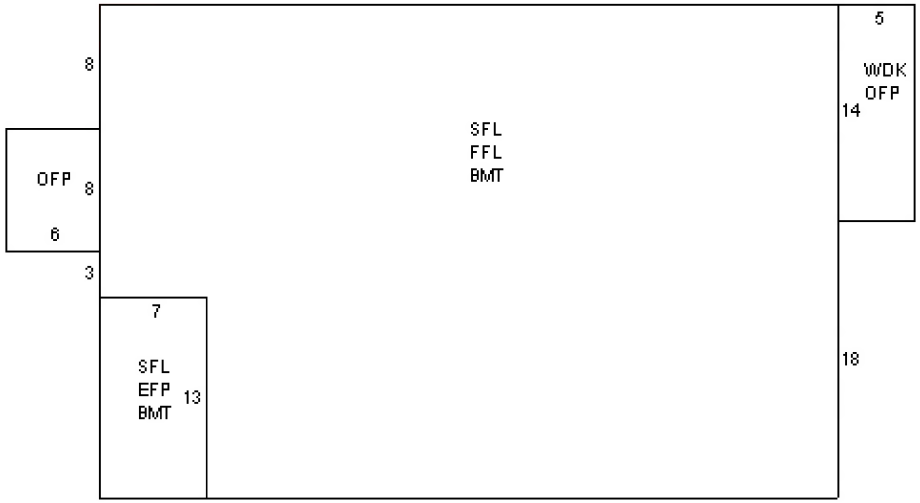
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 6 | 3 | |
| Totals | | | |
| 2 | 12 | 6 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 165.32 |
| Special Features: | 0 | Val/Su Net: | 107.21 |
| Final Total: | 514200 | Val/Su SzAd | 172.49 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,536 | 49.600 | 76,179 |
| SFL | Second Floor | 1,536 | 165.320 | 253,930 |
| FFL | First Floor | 1,445 | 165.320 | 238,886 |
| OFP | Open Porch | 118 | 29.580 | 3,490 |
| EFP | Enclos Porch | 91 | 55.450 | 5,046 |
| WDK | Deck | 70 | 15.520 | 1,087 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,796 | | | Total: | 578,618 |
| Size Ad | 2981 | Gross Are | 4796 | FinArea | 2981 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

131.0-0002-0019.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|